

**TOWN OF BROOKFIELD PLANNING BOARD**  
**Planning Board Meeting Minutes**  
**Wednesday, December 28<sup>th</sup> 2022**  
**APPROVED**

**Call to Order.**

The meeting was called to order at 7:00 PM

**Roll Call: Members, Alternates.**

Mr. Straz present, Mr. Meyer excused, Mr. Ward present, Mr. Stratton excused, Ms. McMenemy present, Mr. Ingalls present, and Mr. Zacher present.

Mr. Straz asked Mr. Ingalls if he would fill the open member position for this meeting. Mr. Ingalls accepted.

Public Present:  
Ed Comeau

**Public Comments**

None

**Announcements/Correspondence/Mail**

None

**Old Business**

- Review proposed Zoning Ordinance amendments  
The Board reviewed the 8 proposed Zoning warrant articles in preparation for the public hearing scheduled for January 9th:
  1. Amend Zoning Ordinance RA-1, 3c  
Mr. Straz made the motion to move this forward to the public hearing. Ms. McMenemy seconded. There was no discussion. VOTE: (4-0-1)
  2. Amend Zoning Ordinance RA-1, 3i  
Mr. Straz made the motion to move this forward to the public hearing. Mr. Ingalls seconded. There was no discussion. VOTE: (5-0-0)
  3. Repeal Article II, 2 and Appendix E  
Mr. Straz made the motion to move this forward to the public hearing. Mr. Ward seconded. There was no discussion. VOTE: (5-0-0)
  4. Amend Zoning Ordinance RA-1, 3d  
Mr. Straz made the motion to move this forward to the public hearing. Mr. Ward seconded. There was no discussion. VOTE: (5-0-0)
  5. Rewrite Zoning Ordinance RA-1, 1b  
Mr. Straz made the motion to move this forward to the public hearing. Mr. Zacher seconded. There was a brief discussion on ii.4. VOTE: (5-0-0)
  6. Redefine Article X.B from Accessory Building to Ancillary Structure  
Mr. Straz made the motion to move this forward to the public hearing. Ms.

McMenamy seconded. There was a discussion about this and proposed article 4 being combined into one article. VOTE: (5-0-0)

7. Add viii & ix to RA-1 1.d ADUs

Mr. Straz made the motion to move this forward to the public hearing. Ms.

McMenamy seconded. There was a discussion about the definition of manufactured home. Mr. Straz to research. VOTE: (5-0-0)

8. Add K to Article III - General Provisions (HB 1021 add)

Mr. Straz made the motion to move this forward to the public hearing. Mr. Ingalls seconded. There was a discussion about how this would be addressed by the Selectmen if it does not pass. VOTE: (5-0-0)

**Member Comments**

None

**Set next meeting date**

The next meeting is January 9th, 2023.

**Adjournment.**

Mr. Straz adjourned the meeting at 7:26 PM

Respectfully submitted for approval at the next Planning Board meeting,

Tim Straz - Chair

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John Meyer - Vice Chair

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Rich Zacher - Selectman Rep

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Terry Ward

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Kerry McMenamy

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Gus Stratton